

HERITAGE OAK PARK

Community Development District

Annual Operating and Debt Service Budget **Fiscal Year 2026**

Version 2 - Preliminary Budget
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Prepared by:



HERITAGE OAK PARK

Community Development District

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HERITAGE OAK PARK
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 20,167	\$ 33,669	\$ 4,800	\$ 13,302	\$ 5,400	\$ 18,702	\$ 4,800
Interlocal Agreement	3,000	3,000	3,000	1,500	1,500	3,000	3,000
Interlocal Agreement-Irrigation	-	30,000	30,000	15,000	15,000	30,000	30,000
Room Rentals	557	1,907	500	1,526	200	1,726	500
Recreational Activity Fees	32,413	43,492	53,200	22,312	21,000	43,312	53,200
Interest - Tax Collector	-	321	-	1,509	-	1,509	-
Special Assmnts- Tax Collector	1,008,433	1,147,033	1,147,033	1,049,601	97,432	1,147,033	1,185,377
Special Assmnts- Discounts	(36,906)	(41,377)	(45,881)	(40,413)	(974)	(41,387)	(47,415)
Other Miscellaneous Revenues	33,403	138	3,800	-	3,000	3,000	3,800
Gate Bar Code/Remotes	1,011	1,264	1,200	393	600	993	1,200
Access Cards	70	176	600	70	150	220	600
Insurance Reimbursements	410,942	42,049	-	9,630	-	9,630	-
TOTAL REVENUES	1,473,090	1,261,672	1,198,252	1,074,430	143,308	1,217,738	1,235,062

EXPENDITURES*Administrative*

P/R-Board of Supervisors	9,800	11,800	12,000	5,600	6,000	11,600	12,000
FICA Taxes	750	903	918	428	459	887	918
ProfServ-Engineering	7,380	-	10,000	-	7,000	7,000	10,000
ProfServ-Legal Services	9,098	15,450	6,000	7,748	4,500	12,248	12,000
ProfServ-Mgmt Consulting Serv	69,540	71,628	73,779	38,119	38,365	76,484	79,032
ProfServ-Special Assessment	11,788	12,142	12,506	12,142	-	12,142	12,881
ProfServ-Trustee Fees	4,041	4,041	3,704	3,704	-	3,704	3,704
Auditing Services	4,700	4,900	5,100	5,000	-	5,000	5,100
Communication/Freight - Gen'l	794	624	1,500	272	1,228	1,500	1,500
Insurance - General Liability	9,601	12,077	15,500	15,038	-	15,038	16,542
R&M-ADA Compliance	2,032	1,553	1,053	1,553	-	1,553	1,553
Legal Advertising	2,505	369	1,100	463	700	1,163	1,100
Miscellaneous Services	1,892	143	3,000	177	2,823	3,000	3,000
Misc-Assessmnt Collection Cost	6,458	6,465	22,941	20,184	1,949	22,133	23,708

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
Office Supplies	-	1,395	360	-	360	360	360
Annual District Filing Fee	175	175	175	-	175	175	175
Total Administrative	140,554	143,665	169,636	110,428	63,559	173,987	183,573
Other Public Safety							
R&M-Gate	787	4,592	3,500	517	2,983	3,500	3,500
R&M-Gatehouse	23,660	6,580	1,000	12	988	1,000	1,000
R&M-Security Cameras	-	480	2,600	-	2,600	2,600	2,600
Misc-Programming & Services	899	1,125	1,500	513	987	1,500	1,500
Capital Outlay	5,516	-	-	-	-	-	-
Total Other Public Safety	30,862	12,777	8,600	1,042	7,558	8,600	8,600
Field							
Contracts-Mgmt Services	135,661	139,731	162,744	81,372	81,372	162,744	167,625
Contracts-Lake and Wetland	6,120	6,120	6,120	3,060	3,060	6,120	6,120
Contracts-Landscape	91,784	100,720	103,742	61,072	55,203	116,275	113,718
Contracts-Irrigation	50,136	51,139	52,673	26,081	26,592	52,673	53,726
Utility - General	36,206	44,889	45,600	22,082	24,000	46,082	46,800
Utility - Water & Sewer	11,491	14,136	13,600	8,131	6,600	14,731	14,800
Insurance - General Liability	41,857	56,871	65,402	57,465	-	57,465	66,085
R&M-Drainage	23,950	20,120	15,000	-	15,000	15,000	15,000
R&M-Entry Feature / Wall	-	5,997	7,000	6,838	162	7,000	7,000
R&M-Irrigation	54,959	88,408	33,000	32,601	27,000	59,601	54,000
R&M-Lake	11,403	-	21,750	-	21,750	21,750	15,000
R&M-Plant Replacement	86	99	12,000	-	12,000	12,000	12,000
R&M-Trees and Trimming	3,600	28,358	12,500	4,650	7,850	12,500	12,500
R&M-Pumps	15,055	16,655	2,160	-	1,000	1,000	2,160
Misc-Special Projects	7,852	5,487	10,930	-	9,000	9,000	11,000
Natural Disaster Expense	806,134	4,100	25,000	-	25,000	25,000	25,000
Misc-Contingency	5,504	9,632	63,780	51,808	25,000	76,808	50,000
Capital Outlay	8,266	5,697	30,745	7,850	22,895	30,745	30,000
Total Field	1,310,064	598,159	683,746	363,010	363,484	726,494	702,534

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
				THRU 3/31/25	April- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
<i>Road and Street Facilities</i>							
R&M-Parking Lots	851	3,479	1,000	-	1,000	1,000	1,000
R&M-Roads & Alleyways	-	-	4,000	762	3,238	4,000	4,000
R&M-Sidewalks	11,745	-	15,000	-	15,000	15,000	15,000
R&M-Streetlights	1,500	12,350	10,000	4,008	5,992	10,000	10,000
Misc-Contingency	-	-	3,000	-	3,000	3,000	3,000
Capital Outlay - Sidewalk Impr	-	-	10,000	-	-	-	10,000
Capital Outlay - Streetlight Impr	-	-	5,000	-	-	-	5,000
Reserve - Roads & Streetlights	9,635	193,344	15,369	-	-	-	15,369
Total Road and Street Facilities	23,731	209,173	63,369	4,770	28,230	33,000	63,369
<i>Parks and Recreation - General</i>							
Contracts-Mgmt Services	35,613	36,681	38,865	19,433	19,432	38,865	40,029
Contracts-Janitorial Services	13,646	19,576	19,632	9,816	9,816	19,632	19,632
Contracts-Pools	11,134	11,468	11,134	5,906	6,021	11,927	12,405
Contracts-Pest Control	1,143	1,020	1,020	510	510	1,020	1,020
Communication - Telephone	7,440	7,487	8,580	3,704	3,750	7,454	8,580
R&M-Clubhouse	18,862	14,915	45,000	8,861	36,139	45,000	45,000
R&M-Parks	9,939	16,761	15,000	1,575	13,425	15,000	15,000
R&M-Pools	5,346	12,278	4,500	2,342	2,158	4,500	4,500
R&M - Tennis Courts	4,460	903	2,000	310	1,690	2,000	2,000
Miscellaneous Services	2,256	13,614	2,400	2,496	-	2,496	2,400
Misc-Holiday Décor	-	756	750	-	-	-	750
Misc-Cable TV Expenses	5,049	6,287	5,820	3,504	3,630	7,134	7,470
Office Supplies	4,049	4,113	3,000	1,491	1,509	3,000	3,000
OpSupplies - General	2,661	3,705	6,000	1,635	4,365	6,000	6,000
Cap Outlay - Equipment	-	4,949	8,000	-	8,000	8,000	8,000
Cap Outlay - Clubhouse	-	-	15,000	5,429	9,571	15,000	15,000
Reserve - Air Conditioner	-	-	5,000	-	-	-	5,000
Reserve - Roof	-	-	25,000	-	-	-	25,000
Reserve - Swimming Pools	-	-	3,000	-	-	-	3,000
Total Parks and Recreation - General	121,598	154,514	219,701	67,012	120,016	187,028	223,786

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/25	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<i>Special Recreation Facilities</i>							
Miscellaneous Services	1,157	3,215	4,500	2,201	2,400	4,601	4,500
Misc-Event Expense	12,691	18,660	21,000	10,415	5,400	15,815	21,000
Misc-Social Committee	18,634	25,621	26,700	8,889	9,000	17,889	26,700
Misc-Trips and Tours	-	-	500	-	-	-	500
Office Supplies	1,270	2,191	500	410	180	590	500
<i>Total Special Recreation Facilities</i>	33,752	49,687	53,200	21,915	16,980	38,895	53,200
TOTAL EXPENDITURES	1,660,561	1,167,975	1,198,252	568,177	599,827	1,168,004	1,235,062
Excess (deficiency) of revenues Over (under) expenditures	(187,471)	93,697	-	506,253	(456,519)	49,734	-
Net change in fund balance	(187,471)	93,697	-	506,253	(456,519)	49,734	-
FUND BALANCE, BEGINNING	931,690	744,219	837,916	837,916	-	837,916	887,650
FUND BALANCE, ENDING	\$ 744,219	\$ 837,916	\$ 837,916	\$ 1,344,169	\$ (456,519)	\$ 887,650	\$ 887,650

Exhibit "A"
Allocation of Fund Balances

<u>AVAILABLE FUNDS</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 887,650
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	48,369
Total Funds Available (Estimated) - 9/30/2026	936,019

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits - FPL Utilities	8,200
Prepaid Items	488
Subtotal	<u>8,688</u>

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital	266,423	(1)
Reserve - Roads & Streetlights - Prior Years	226,234	(2)
Reserve - Roads & Streetlights - FY 2025	15,369	(3)
Reserve - Roads & Streetlights - Current Budget Year	15,369	(4)
Reserve - Arbor - Prior Years	2,500	(2)
Reserve - Air Conditioner - Prior Years	5,000	
Reserve - Air Conditioner - FY 2025	5,000	(3)
Reserve - Air Conditioner - Current Budget Year	5,000	(4)
Reserve - Roof - Prior Years	185,000	(2)
Reserve - Roof - FY 2025	25,000	(3)
Reserve - Roof - Current Budget Year	25,000	(4)
Reserve - Swimming Pools - Prior Years	32,239	(2)
Reserve - Swimming Pools - FY 2025	3,000	(3)
Reserve - Swimming Pools - Current Budget Year	3,000	(4)
Subtotal	<u>814,134</u>	

Total Allocation of Available Funds	822,822
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Total Unassigned (undesignated) Cash	\$ 113,197
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Notes

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
(2) Represents Reserves from Prior Years thru FY 2024.
(3) Represents Reserves for FY 2025.
(4) Represents Reserves for Current Budget Year FY 2026.

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Interlocal Agreement

The District has an Interlocal agreement with Heritage Oak Park Community Association for the use of District office and supplies.

Interlocal Agreement - Irrigation

The District has an Interlocal agreement with Heritage Oak Park Community Association for the reimbursement of irrigation expenses.

Room Rentals

The District earns income when the clubhouse is rented for an event.

Recreational Activity Fees

This is the revenue from the events that the activities department holds throughout the year.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

The District earns miscellaneous income for providing services for the District, i.e. copies of pool keys, mailbox locks and keys, faxes, etc.

Gate Bar Code/Remotes

The District receives amounts for gate remotes that operate the gates of the District.

Access Cards

The District receives amounts for access cards that operate the Fitness Center.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon all supervisors attending all of the meetings.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Special Assessment

This is the Administrative fees to prepare the District's special assessment roll.

Professional Services-Trustee Fees

These are the Trustee fees to administer the District's bonds.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Communication/Freight - General

This includes telephone, fax transmissions, printing, copies, mailing of agenda packages, checks for vendors, postage and any other required correspondence.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative (continued)**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

R&M - ADA Compliance

This is for the cost of the ADA compliance for the website, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This is for any miscellaneous charges that the District may incur during the fiscal year.

Miscellaneous-Assessment Collection Costs

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative

Fiscal Year 2026

EXPENDITURES

Other Public Safety**R&M - Gate**

This represents the repairs and maintenance of the gates. This also includes the purchase of new gate transmitters.

R&M - Gatehouse

This represents normal repairs and maintenance of the gatehouse.

R&M - Security Cameras

This is for miscellaneous repairs and maintenance on the new security cameras that were installed at the clubhouse and at the front and at the rear gates.

Miscellaneous Programming & Services

This is to be able to run the new cloud data base program and phone service for the gates.

Field**Contracts – Management Services**

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Field personnel.

Contracts – Lakes and Wetland

The District has a contract for the aquatic maintenance of the lakes in the District.

Contracts - Landscape

This line item includes mowing, edging, pruning, fertilization, semi-annual leaf pickup, irrigation repairs and maintenance, and pest and weed control of the common areas.

Contracts - Irrigation

This includes monthly monitoring of the irrigation systems throughout the District.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Field** (continued)**Utility - General**

This is for the electricity for the District.

Utility – Water & Sewer

This is for the water & sewer usage for the District, plus annual fire protection fee of \$1,600.

Insurance – General Liability

The general liability insurance is with Preferred Governmental Insurance Trust who specializes in providing insurance coverage for governmental agencies.

R&M – Drainage

This is for the upkeep and maintenance of the drainage areas around the District.

R&M – Entry Feature

This is for the upkeep and maintenance of the walls and fences of the District.

R&M - Irrigation

This includes any repairs and maintenance to the irrigation system.

R&M - Lake

This includes any repairs and maintenance to the lakes of the District.

R&M – Plant Replacement

This includes landscape enhancements throughout the District.

R&M – Trees & Trimming

This includes any tree maintenance for the trees in the District.

R&M - Pumps

This is for quarterly pump maintenance contract.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Field** (continued)**Miscellaneous – Special Projects**

This is for any special projects that may arise in the Field for the District.

Natural Disaster Expense

This is for any natural disaster expenses that may occur during or after a major weather event.

Miscellaneous - Contingency

This is for any contingencies that may arise in the Field for the District.

Capital Outlay

This is for the maintenance cart that belongs to the District.

Road and Street Facilities**R&M – Parking Lots**

This represents repairs and maintenance of the parking lots around the District.

R&M – Roads & Alleyways

This represents miscellaneous repairs of the roads and alleyways of the District.

R&M – Sidewalks

This represents the cost of maintaining the sidewalks within the District

R&M – Streetlights

This includes any repairs and maintenance to the streetlights in the District.

Miscellaneous - Contingency

This is a contingency in case an unexpected cost may arise in for the roads and streets.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Road and Street Facilities (continued)****Capital Outlay – Sidewalk Improvement**

This is for the sidewalks along the lake.

Capital Outlay – Streetlight Improvement

This is for the new poles and streetlights for the District.

Reserve – Roads & Streetlights

This is for the reserve that will be for installing new streetlights around the District.

Parks and Recreation – General**Contracts – Management Services**

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Parks and Rec personnel.

Contracts – Janitorial Services

This includes any cleaning that may be incurred by the District for cleaning of the recreational center.

Contracts – Pools

This is for the monthly pool maintenance service contract.

Contracts – Pest Control

The District has a contract for pest control for the recreational center, guard house and other buildings owned by the District.

Communication – Telephone

This includes the telephone usage for the Clubhouse Manager.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Parks and Recreation – General** (continued)**R&M - Clubhouse**

This represents repairs and maintenance of the recreational center that may be required during the year.

R&M - Parks

This includes bocce ball court maintenance and other park maintenance that may be required in the District.

R&M - Pools

This includes any pool maintenance that may be incurred by the District's recreational center pool.

R&M – Tennis Courts

This includes tennis court maintenance including repairing cracks and resurfacing the courts.

Miscellaneous Services

This includes any miscellaneous services that are needed to run the recreational center.

Miscellaneous – Holiday Decorations

This is for the decorations that will be displayed around the District during the Holidays.

Miscellaneous - Cable TV Expenses

This includes the cable TV expenses in the recreational center.

Office Supplies

This includes any office supplies that are needed to run the recreational center.

Operating Supplies - General

This includes any general maintenance supplies that are needed for the recreational center and the parks.

Capital Outlay – Equipment

This is for purchasing a new phone system and sound system for the Lodge.

Budget Narrative

Fiscal Year 2026

EXPENDITURES**Parks and Recreation – General** (continued)**Capital Outlay – Clubhouse**

This is for the capital items for the clubhouse that need to be replaced.

Reserve – Air Conditioner

This is for the reserve for the air conditioner of the clubhouse that will need to be replaced.

Reserve – Roof

This is for the reserve for the roof of the clubhouse that will need to be replaced.

Reserve – Swimming Pool

This is for the reserve for the swimming pool and pool equipment that will need upgrading.

Special Recreation Facilities**Miscellaneous Services**

This includes bank charges and miscellaneous expenditures for the Activities Dept.

Miscellaneous – Event Expense

These are the expenditures from event planning to the decorations for the event.

Miscellaneous – Social Committee

This is for the food and drink expenditures for the events which include the poolside lunch and the coffee social.

Miscellaneous – Trips and Tours

These are the expenditures for the transportation used for the trips and tours.

Office Supplies

These are the expenditures for the office supplies necessary for the Activities Director.

HERITAGE OAK PARK
Community Development District

Debt Service Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Preliminary Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED April- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES							
Interest - Investments	\$ 1,917	\$ 10,785	\$ -	\$ 5,056	\$ 3,600	\$ 8,656	\$ -
Interest - Tax Collector	-	55	-	260	-	260	-
Special Assmnts- Tax Collector	197,320	197,320	197,323	180,549	16,774	197,323	197,323
Special Assmnts- Discounts	(7,224)	(7,120)	(7,893)	(6,952)	(335)	(7,287)	(7,893)
TOTAL REVENUES	192,013	201,040	189,430	178,913	20,039	198,952	189,430
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,264	1,112	3,946	3,472	335	3,807	3,946
Total Administrative	1,264	1,112	3,946	3,472	335	3,807	3,946
<i>Debt Service</i>							
Principal Debt Retirement	128,777	131,171	133,610	-	133,610	133,610	136,094
Interest Expense	69,135	64,383	59,543	29,771	29,772	59,543	54,613
Total Debt Service	197,912	195,554	193,153	29,771	163,382	193,153	190,707
TOTAL EXPENDITURES	199,176	196,666	197,099	33,243	163,717	196,960	194,653
Excess (deficiency) of revenues Over (under) expenditures	(7,163)	4,375	(7,669)	145,670	(143,679)	1,991	(5,223)
OTHER FINANCING SOURCES (USES)							
Contribution to (Use of) Fund Balance	-	-	(7,669)	-	(143,679)	(143,679)	(5,223)
TOTAL OTHER SOURCES (USES)	-	-	(7,669)	-	(143,679)	(143,679)	(5,223)
Net change in fund balance	(7,163)	4,375	(7,669)	145,670	(143,679)	(141,688)	(5,223)
FUND BALANCE, BEGINNING	201,136	193,973	198,348	198,348	-	198,348	56,660
FUND BALANCE, ENDING	\$ 193,973	\$ 198,348	\$ 190,679	\$ 344,018	\$ (143,679)	\$ 56,660	\$ 51,437

Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
11/1/2025	1,480,015.44			27,306.28	27,306.28
5/1/2026	1,480,015.44	136,094.15	3.69%	27,306.28	163,400.43
11/1/2026	1,343,921.29			24,795.35	24,795.35
5/1/2027	1,343,921.29	138,624.46	3.69%	24,795.35	163,419.81
11/1/2027	1,205,296.83			22,237.73	22,237.73
5/1/2028	1,205,296.83	141,201.83	3.69%	22,237.73	163,439.56
11/1/2028	1,064,095.00			19,632.55	19,632.55
5/1/2029	1,064,095.00	143,827.11	3.69%	19,632.55	163,459.66
11/1/2029	920,267.89			16,978.94	16,978.94
5/1/2030	920,267.89	146,501.21	3.69%	16,978.94	163,480.15
11/1/2030	773,766.68			14,276.00	14,276.00
5/1/2031	773,766.68	149,225.02	3.69%	14,276.00	163,501.02
11/1/2031	624,541.66			11,522.79	11,522.79
5/1/2032	624,541.66	151,999.47	3.69%	11,522.79	163,522.26
11/1/2032	472,542.19			8,718.40	8,718.40
5/1/2033	472,542.19	154,621.46	3.69%	8,718.40	163,339.86
11/1/2033	317,920.73			5,865.64	5,865.64
5/1/2034	317,920.73	157,496.25	3.69%	5,865.64	163,361.89
11/1/2034	160,424.48			2,959.83	2,959.83
5/1/2035	160,424.48	160,424.48	3.69%	2,959.83	163,384.31
Total		\$ 1,613,625.45		\$ 368,129.80	\$ 1,981,755.25

HERITAGE OAK PARK
Community Development District

Supporting Budget Schedule
Fiscal Year 2026

HERITAGE OAK PARK

Community Development District

All Funds

Comparison of Assessment Rates Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Fund			Debt Service 2020			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
SF	\$1,710.50	\$1,655.17	3.3%	\$324.03	\$324.03	0.0%	\$2,034.53	\$1,979.20	\$55.33	2.8%	39
MF	\$1,710.50	\$1,655.17	3.3%	\$282.39	\$282.39	0.0%	\$1,992.90	\$1,937.57	\$55.33	2.9%	654
											693